

## A JOINT RESOLUTION

TO AUTHORIZE THE USE OF FEDERAL FUNDS FROM THE  
EMERGENCY RENTAL ASSISTANCE PROGRAM, AND TO  
PROVIDE THE MANNER IN WHICH THE FUNDS MUST BE  
DISTRIBUTED.

Amend Title To Conform

Be it enacted by the General Assembly of the State of South  
Carolina:

SECTION 1. A. The federal funds disbursed to the State pursuant  
to the federal "Consolidated Appropriations Act, 2021" for the  
Emergency Rental Assistance Program, are hereby authorized to be  
expended as set forth in this Joint Resolution.

B. In accordance with the provisions of the Consolidated  
Appropriations Act, 2021, applications for funding can be made by  
a utility, landlord, or tenant on behalf of the eligible household.

SECTION 2. (A)(1) There is created the South Carolina  
Emergency Rental Assistance Program (program) administered by  
the South Carolina State Housing Financing and Development  
Authority (SC Housing), under the direction of its board of  
commissioners, with the funds appropriated in SECTION 1, to assist  
eligible households that are unable to pay rent, utilities, and other  
expenses incurred related to housing due to the COVID-19  
pandemic, as defined by the Secretary of the Treasury.

(2) SC Housing shall obligate all the funds authorized in  
SECTION 1 for the program by September 30, 2021.

(B) SC Housing shall secure professional grant management  
services to assist with disbursing the federal funds authorized in  
SECTION 1 in an expeditious manner. SC Housing shall use the  
contract awarded pursuant to the procurement process established

1 by Section 2(A) of Act 135 of 2020, for professional grant  
 2 management services that provided for services including, but not  
 3 limited to, understanding the requirements and funding streams  
 4 related to federal COVID-19 relief funds; creating a framework for  
 5 distribution management from application for funds to disbursement  
 6 of funds to include the development of processes and controls, data  
 7 collection, evaluation of requests, and reporting; and creating a  
 8 system of monitoring for compliance and detecting possible fraud,  
 9 waste, and abuse.

10 (C)(1) An “eligible household” means a renter household in  
 11 which at least one individual:

12 (a) qualifies for unemployment or has experienced a  
 13 reduction in household income, incurred significant costs, or  
 14 experienced a financial hardship due to COVID-19;

15 (b) demonstrates a risk of experiencing homelessness or  
 16 housing instability; and

17 (c) has a household income at or below eighty percent of  
 18 the area median.

19 (2) Rental assistance provided to an eligible household should  
 20 not be duplicative of any other federally funded rental assistance  
 21 provided to such household.

22 (3) Eligible households that include an individual who has  
 23 been unemployed for the ninety days or more before applying for  
 24 assistance and households with income at or below fifty percent of  
 25 the area median are to be prioritized for assistance.

26 (4) Household income is determined as either the household’s  
 27 total income for calendar year 2020 or the household’s monthly  
 28 income at the time of application. For household incomes  
 29 determined using the latter method, income eligibility must be  
 30 redetermined every three months.

31 (5) If the eligibility requirements of the federal Emergency  
 32 Rental Assistance Program are amended, the eligibility  
 33 requirements contained in this subsection are amended to conform  
 34 to the federal amendments.

35 (D) SC Housing may not award funds to residents of Anderson,  
 36 Berkeley, Charleston, Greenville, Horry, Richland, or Spartanburg  
 37 counties unless there are additional funds remaining after obligating  
 38 funds to all other eligible residents in the State.

39 (E)(1) There is created the South Carolina Emergency Rental  
 40 Assistance Program Advisory Panel. The panel consists of:

41 (a) the director of the Department of Administration, or his  
 42 designee;

(b) the Director of the Office of Regulatory Staff, or his designee;

(c) one representative recommended by the Association of Counties appointed by the board of directors of SC Housing;

(d) one representative from the Affordable Housing Coalition of South Carolina appointed by the board of directors of SC Housing;

(e) one representative from the South Carolina Association for Community Economic Development appointed by the board of directors of SC Housing; and

(f) one representative from a utility provider appointed by the Public Service Commission.

(2) The panel shall review and monitor the implementation and evaluation of the program and funding.

SECTION 3. Colleges, universities, and entities that provide medical and hospital care, whose employees are employees of the State of South Carolina or any political subdivision thereof, are authorized to contract directly with private parties to provide services related to federal employment tax credits pursuant to the Federal CARES Act of 2020 as extended to such state employees under Section 207 of the Taxpayer Certainty and Disaster Tax Relief Act of 2020.

SECTION 4. SC Housing must take action, to include working with the judicial department, to ensure that eligible households and landlords are aware of the program and that program information is distributed in rental deferrals and evictions cases.

SECTION 5. This joint resolution takes effect upon approval by the Governor.

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